Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 10:42 2pgs
Fees:13.00 Taxes:370.00

20040405-0037985

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of February, 2004.

Notary Public

My Commission expires: 2-12-07

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilson Enterprises, Inc.	SAME	091-12-014.00
302 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ben T. Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 309, 311, and 313 of Block 44, Plan No. 1 West Nashville, of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lots Nos. 309 and 311 and 313 front together 75 feet on the northerly side of Illinois Avenue and run back between parallel lines with he easterly margin of an alley in the rear.

Also included in this conveyance is a strip of land 12 feet X 150 feet, more or less, created by the closing of an alley by Metro Ordinance 941-139.

Being the same property conveyed to B & M Enterprises, Partnership, by deed from David L. Bibee, on April 7, 2000, of record in Instrument Number 20000410-0035876, Register's Office for Davidson County, Tennessee. Further conveyed to Ben T. Johnson by Quitclaim Deed from James M. Johnson of record in Instrument Number 20040226-0021981 **, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 74 and 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **4406 Illinois Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this February 27, 2004.

Ben T. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ben T. Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2004

My commission expires 7/24/06

Notary Public

ANDREW MAHONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.